088.0	0003	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	630,900 / 630,900
					USE VALUE:	630,900 / 630,900
					ASSESSED:	630,900 / 630,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PORCIELLO STEPHEN J & JOYCE
Owner 2:	PORCIELLO JOYCE M
Owner 3:	
Street 1:	43 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .36 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Clapboard Exterior and 1309 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15700.000	153,800		477,100	630,900
Total Card	0.360	153,800		477,100	630,900
Total Parcel	0.360	153,800		477,100	630,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.97 | /Parcel: 481.97

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 55914

GIS Ref

GIS Ref

Insp Date 11/08/18

!7169!

PREVIOUS ASSESSMENT

Parcel ID 088.0-0003-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	153,800	0	15,700.	477,100	630,900		Year end	12/23/2021
2021	101	FV	148,000	0	15,700.	477,100	625,100		Year End Roll	12/10/2020
2020	101	FV	148,100	0	15,700.	477,100	625,200	625,200	Year End Roll	12/18/2019
2019	101	FV	126,400	0	15,700.	483,900	610,300	610,300	Year End Roll	1/3/2019
2018	101	FV	126,400	0	15,700.	361,300	487,700	487,700	Year End Roll	12/20/2017
2017	101	FV	126,400	0	15,700.	327,200	453,600	453,600	Year End Roll	1/3/2017
2016	101	FV	126,400	0	15,700.	313,500	439,900	439,900	Year End	1/4/2016
2015	101	FV	125,800	0	15,700.	265,800	391,600	391,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:08:35

LAST REV

Date	Time
07/17/19	11:56:52
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7169

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20443-327		3/1/1990		137,000	No	No	Y	

USER DEFINED

Prior Id # 1:	55914
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/16/2002	259	Wood Dec	4,800	C				12X16 WOOD DECK
3/29/1994	79	Addition	10,000					15X34 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	BS	Barbara S
12/4/2008	Meas/Inspect	372	PATRIOT
10/27/2000	Hearing N/C	189	PATRIOT
1/27/2000	Meas/Inspect	197	PATRIOT
3/8/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15700		Sq. Ft.	Site		0	70.	0.43	5			Access	-10	Ledge	-15			477,134						477,100	

Total AC/HA:	0.36042	Total SF/SM:	15700	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	477,134	Spl Credit		Total:	477,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98000002
Adj $ / SQ:	132.300
Other Features:	55460
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	208908
Depreciation:	55152
Depreciated Total:	153756

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	1994
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

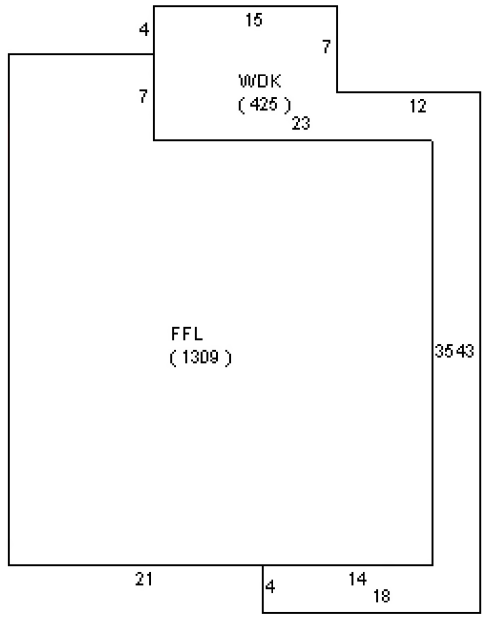
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	119.07
Special Features:	0	Val/Su Net:	88.70
Final Total:	153800	Val/Su SzAd	117.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,309	132.300	173,181
WDK	Deck	425	8.190	3,479

Net Sketched Area:	1,734			Total:	176,660
Size Ad	1309	Gross Area	1734	FinArea	1309

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0003-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	2	8X9	A	AV	2012	0.00	T	5.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc